



City of Tucson - Quarterly Critical Project Status Report

Third Quarter, FY2003: January – March

Focus Area: Growth

Strategies for the Year

- Elevate long range comprehensive planning to the highest level priority for the City of Tucson.
- Ensure the balanced growth of the community.
- Implement the General Plan's cost of development strategy.
- Improve service delivery to address the demands of a growing community.

Project Name	Description	Accomplishments For Quarter	Projections for Next Quarter
Urban Design: Building & Development Guidelines	This project will establish design standards that will improve the built environment in Tucson. The project, consistent with the recommendations of the Building on the Best of Tucson program, will establish a Community Design Academy working in partnership with the Sonoran Institute. Informational materials will be produced that illustrates best practices for design in Tucson. Revising codes, standards, and procedures, to ensure better urban design will be key elements in this project.	Urban Land Institute – Technical Advisory Program – grant application for urban development area at Stone and 6 th Street filed.	Draft concepts for Land Use Code (LUC) changes related to design flexibility/administrative waivers.
Cost of Service Study	Analyze the cost of providing services citywide, and develop a Develop Impact Fee (DIF) program.	Selected Duncan and Associates as the lead consultant for the Cost of Service Study.	Began Phase I of the Cost of Service Study to determine feasibility of initiating development impact fees in each program area. City Department representatives will work with lead consultant on required data collection and establishment of baseline levels of service. Develop communication plan to inform, educate, and advise the public about Development Impact Fees.
Houghton Corridor Master Plan	Undertake a comprehensive planning effort for the Houghton Corridor that integrates and updates land use, transportation, infrastructure, and service plans into a fiscally sound master plan.	Develop interim development policies for Mayor and Council to guide development of early State Land releases. Continue to monitor and provide technical support to Arizona Department of Transportation Houghton Road Corridor Study.	Complete land inventory north of Irvington Road. Selection of Citizen Review Committee. Selection of Technical Advisory Committee. Set up meeting procedures and time frames. Begin discussions of Interim Policies as a framework for Houghton.



City of Tucson - Quarterly Critical Project Status Report

Third Quarter, FY2003: January – March

Focus Area: Growth (Continued)

Project Name	Description	Accomplishments For Quarter	Projections for Next Quarter
Gateways to Downtown - Stone Avenue and Sixth Avenue	Upgrade properties and encourage reinvestment in key gateways to Downtown, the 6th Avenue and Stone Avenue Corridors. Builds on recent transportation improvements along 6th Avenue and the Stone Avenue Corridor Study recommendations.	The construction of the bicycle/pedestrian crossing at Stone & University Blvd began on March 6, 2003. Design Concept Report (15% plans) completed for Speedway/Stone, Oracle/Main/Drachman & Speedway/Main intersections. Contract awarded to complete design of the Speedway/Stone interim improvements, which includes streetscape improvements to Drachman (second phase). Staff began negotiations for the purchase of the bank building at Speedway/Stone for the intersection improvements, and potential redevelopment project.	Awaiting federal environmental clearances so that construction may begin on the streetscape improvements from 6th to 1st. Funding for the design of the Main / Speedway and Oracle / Main / Drachman delayed due to budget constraints. However, acquisition of the abandoned Circle K at the north east corner of Speedway/Main is funded and staff will pursue acquisition. Staff is looking at options for an "overlay zone" or equivalent, to address land use, zoning, economic incentives and design guidelines for the Stone corridor, as recommended by the Stone Avenue Corridor Study (adopted by Mayor & Council). Continue to work and monitor private investments/development in the corridor, such as the Stone Curves Co-Housing development, the "Standard" housing complex at former Ellis metal site, the Coronado Market at Ft. Lowell/Stone, the Sahara Motor Lodge, the Breckinridge Group at the Saharo Press building and others as notified.
Broadway Corridor Plan Update	Update findings of the 1990 Broadway Corridor Plan for the 12-mile segment between Houghton Road and Interstate 10. Project features a Major Investment Study/Alternatives Analysis to determine if there is Federal Transit Administration interest in funding high capacity transit improvements. Includes conducting conceptual right of way planning and pursuing redevelopment opportunities along the corridor.	Review similar Major Investment Studies conducted by other communities. Research Federal requirements for New Start program.	Prepare scope of services for consultant to conduct Major Investment Study Alternatives Analysis. Phase I of the analysis will use information from Pima Association of Governments (PAG) - Regional Transit consultant - to identify corridors of greatest transit growth potential. Coordinate with PAG for regional transit issues. Also coordinate with Arizona Department of Transportation (ADOT) on Oracle Road Corridor Study which is also evaluating light rail along Oracle Road.
Comprehensive Annexation Policies and Strategies	Develop comprehensive annexation policies and strategies. Includes development of policy to guide annexation efforts as well as criteria for analysis of revenues and costs to provide services.	Conducting on going annexation efforts. Identify strategic goals and objectives for annexation efforts.	Refine strategic goals and objectives. Develop draft policies for Mayor and Council consideration.